

Question/Comment Log for TIRNO-04-R-00005

MCC Facilities Operations & Maintenance Services As of May 20, 2004 (Amendment 0006)

Question/Comment	Answer/Reply
1 Is there is a bond requirement with this solicitation? It is mentioned only on the sheet that addresses the contents of Section II, but those documents referenced are found nowhere else in the package.	Yes , payment and performance bonds are required for contract performance of construction type services. The contractor must furnish bonds to the Administrative Contracting Officer before starting work on any construction-type services.
2 I would like to request the general history of the UPS maintenance support contract as it regards to length of previous contract period(s), term(s) and cost(s). If you could send or reference the previous bid and award abstract, it would greatly be appreciated.	Incumbent Contractor: UNNICO Governmental Services; 2300 Clarendon Boulevard; Arlington, VA 22201. Contract Number: TIRNO-99-D-00012 Contract value: \$8,863,156.56. The contract period: 5 years. Contract expiration date: September 30, 2004. Copies of the bid sheet/award abstract are available under FOIA. For more information regarding the current contract, please contact Ms. Rose Zeigler, Administrative Contracting Officer at (202) 283-1419 or by email at rose.m.zeigler@irs.gov .
3 Paragraph 3.1.1 and Section III paragraph 52.212-1, Tab 3 Building Operations Plan requires a plan to be submitted with specifics such as operation of energy intense equipment in the most energy efficient manner. The equipment list of TE6 does not provide sizes, capacities or ID #'s to allow any bidder except the incumbent to create such a site specific plan. Request you consider the specific BOP be part of the phase-in and require a sample plan be submitted with the proposal.	The solicitation has been amended to allow submission of sample BOPs. The contractor will submit a BOP during contract the phase-in period.
4 TE3 provides service call history but does not give the hours required to complete them. This information is especially required for the equipment repairs and broken into those that were <\$2500 and those >\$2500. Request your work order history by hours and trades for all non-recurring work.	This data is not available
5 Please provide a listing of existing subcontractors with addresses and telephone #'s.	The Government does not maintain this information.
6 Please consider the past experience requirement of the O&M of 5 each 1000kva rotary uninterrupted power systems (UPS) with 15 minute batteries as possibly too restrictive and modify it to say an UPS system of comparable size and function.	This is not considered to restrictive in that this is less than 1/3 of our systems capacity and we need to make sure whoever operates this critical facility has a proven track record in operating and maintaining similar facilities with similar equipment complexities.

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7 What is the present cost per year to the government for the existing O&M contract?	Please See Question #2.
8 After reviewing the NAISC definition for NAISC 238220 Plumbing, Heating, and Air Conditioning Contractors and the definition for NAISC 561210 Facilities Support Services, we are asking if you will reconsider issuing the NAISC under 561210 under \$30 million size standard. The definition for 238220 states that "This industry comprises establishments primarily engaged in installing and servicing plumbing, heating, and air conditioning equipment." The definition for 561210 states: "This industry comprises establishments primarily engaged in providing operating staff to perform a combination of support services within a client's facilities. The services required for the operation and maintenance of the Martinsburg Computing Center are complex and require that a maintenance staff be available 24/7. The staff is dedicated to the Center and are not riding around in service vehicles as NAISC 238220 might imply. The services required are varied to include not only the plumbing, heating and air, but also maintaining emergency equipment necessary for the continued operation of the Center. Services as outlined in the Solicitation also include interior and exterior structural maintenance, parking lot maintenance, storm drainage systems, elevators, docks, hoists, cranes, water treatment, overhead doors, kitchen, equipment maintenance, maintaining a child care center (which has special requirements), etc. With the varied disciplines required, we believe the proper NAISC for this Solicitation is 561210 Facilities Support Services.	Initially, the Government looked at 56120 but decided that 238220 best describes the principle purpose of the services being acquired. 56120 is for contractors primarily engaged in services like janitorial, maintenance, trash disposal, guard and security, mail routing, reception, laundry and related services. 561210 specifically does not include computer /or data processing facilities. Industry Group 2382 is for building equipment contractors responsible for installing, repairing and/or maintaining building mechanical systems. 238220 covers building equipment such as chillers, boilers, cooling towers, plumbing, fire sprinklers, hot water, sprinkler systems, etc. As, the Martinsburg Computing Center is computer/data processing type facility and as the primary objective of the requirement is to maintain the building's mechanical equipment, we believe that 238220 accounts for the greatest percentage of the expected contract value.
9 Should the chemical feed and control equipment be included in any water treatment proposal. Can I safely assume that the chemical tanks, pumps and controllers all are owned by IRS and only the chemicals and services are to be bid?	Yes , the contractor should include all chemical monitoring and feed equipment that is necessary for a complete water treatment program. The existing equipment will not be Government furnished equipment.
10 Are successor contractors required to give their predecessors' employees the right of first refusal to employment openings under the new contract.	No , On October 20, 1994, President Clinton issued EO 12933 directing federal agencies to include in public building maintenance contracts a clause that requires successor contractors to give their predecessors' employees the right of first refusal to employment

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	openings under the new contract. In February 2001, Executive Order 13204, Revocation of Executive Order on Non displacement of Qualified Workers Under Certain Contracts was issued rescind any orders rules, regulations, guidelines, or policies implementing or enforcing Executive Order 12933..."
11 RFP Section 52-212-2; Evaluation of Offerors - Commercial Items, paragraph (e), Price evaluation bullets 3 and 4 Page 39. This reference provides a 10% price factor for HUBZone Small Business Concerns and another 10% price evaluation adjustment for Small Disadvantaged Business Concerns. We request you consider removing both of these price factor advantages because it will be very difficult for any large business to propose a competitive price and still provide the level of services required in the RFP including the MCC's zero tolerance for any unscheduled power outage.	The 10% price evaluation adjustment for Small Disadvantaged Business Concerns and the 10% price evaluation preference for HUBZone Small Business Concerns are mandatory requirements under Federal Acquisition Subpart 19.11 and 19.307 when conducting full and open competition. As such, neither price evaluation adjustment may be removed.
12 Is the presently installed water treatment equipment including chemical pumps, tanks, controller, corrosion coupon racks, solenoids and any other related items the property of the Government?	No , the contractor shall provide all water treatment equipment necessary to monitor and automatically feed treatments for all systems.
13 If there is a shared ownership of the equipment between the Government and the O&M water treatment subcontractor, please identify which items are owned by each party.	No , this is not shared ownership of equipment.
14 Will the successful bidder have access and use of any of the water treatment equipment owned by the Government?	No , the Government does not own any water treatment equipment.
15 There are four air conditioning chillers located at the main building and three air conditioning chillers at the annex. What is the operating seasonal schedule for these chillers at each location and is one of these chillers, at each location, a non-operating standby unit?	The operating season for the chillers in both locations is basically a year long operation as it depends greatly on the weather and ADP heat load. Both buildings have stand-by units.
16 Provide us with the total tonnage of each chiller at the main building and the annex building.	MCC Main Building: 750 Tons Each Annex: 510 Tons Each

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17 The presently installed water softener units in each of the mechanical rooms at the main and annex buildings, are they being used to soften the city water makeup for the cooling towers, boilers, closed heated and chilled water systems?	Yes, the make-up water for the cooling towers, boilers, closed heated and chilled water systems are treated by softener.
18 Excel file name: Price_Proposal_Sheets contains Line Item 0001, PHASE-IN-PERIOD which would be used to transition the 30 day period 09/01/04 – 09/30/04 transition specified in the solicitation as a 1 month period. Line Item 0002 states the BASE PERIOD as 10/01/04 -09/30/05 and presents the period as 12 Months, yet the subclins 0002A through 0002D present the period as only 11 months. Please clarify and confirm that line items 0002A through 0002D should be based on a 12 month period.	The base period IS for 12 months. The solicitation will be amended to change CLINS 0002A-D from 11 months to 12 months.
19 Excel file name: Price_Proposal_Sheet number 5 reflects the period of performance for OPTION PERIOD 4 as October 1, 2008 through AUGUST 31, 2009 equaling an 11 months period Line Item 4001 contends that OPTION PERIOD 4 is for a quantity of 12 Months, yet the subclins 4001A through 4001D present the period as only 11 months. Please clarify and confirm that line items 4001A through 4002D should be based on a 12 month period	Option Period 4 is for 11 months. The solicitation will be amended to change CLIN 4001 from 12 months to 11 months.
20 Please explain why the Award Fee NTE does not change from the Base Year all the way through Option Period IV?	There is no requirement that the Government change award fee plans from year to year. The Government believes that the award fee plan reflects the proper incentive for this requirement.
21 Reference is made to: "Special Contract Requirements", paragraph 2, Deductions (page 20). Please delete or provide clarifications as to the intent of this Deduction clause in consideration that this is an Award Fee Based contract.	In accordance with FAR 37.602-4, Contract Types, incentives, both positive and negative, may be incorporated into the contract to encourage contractors to increase efficiency and maximize performance. In accordance with 16.404, Fixed-price contracts and award fees, award fee provisions may be used in fixed-price contracts when the Government wishes to motivate a contractor. In accordance with FAR 52.246-4, Inspection of Services, the Government may reduce the contract price to reflect the reduced value of services performed when defects in services cannot be corrected by re-performance.

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<p>22 Regarding 52.212-2, Evaluation of Offerors, paragraph H Subcontracting Program Performance Evaluation:</p> <p>What basis and to what “dollar” merit extent will the Government assess contractors ability to <i>REALISTICALLY</i> attain goals, as this paragraph states in part “<i>Failure to [achieve and] maintain the goals may be grounds for eliminating a proposal from competition</i>”.</p> <p>b) Given the foregoing discussion, will the Government take into consideration that it likely may be necessary to subcontract “high end dollar” subcontracted services to larger corporations, in order to achieve and sustain <i>technical</i> competence, based on the complexity of the site, and the responsiveness requirements of the RFP?</p>	<p>The Government will independently evaluate the subcontracting plans of each offeror. We expect the prime contractor to submit a subcontracting plan that realistically shows the dollar and percentage of subcontracting opportunities for each socioeconomic category available under the potential contract. A zero dollar/percentage goal for any socioeconomic category is not acceptable and will not be approved. The prime contractor can propose goals other than the goals set forth in the subcontracting plan outline and recommended by the IRS. If a prime contractor elects to differ from the IRS recommended goals for any category, the prime contractor must thoroughly explain why there are limited opportunities for the particular small business category. If a prime contractor cannot find small business sources to perform the needed subcontracting, the prime should contact the IRS Small Business Specialist for a listing of qualified sources for any particular small business category and type of business.</p>
<p>23 During the Pre-Bid Conference, it was reiterated that only two outages would be permitted for performance of critical PM on systems/equipment that cannot otherwise be shut down or taken out of commission, and that these outages will occur on the Labor Day and Columbus Day holidays each year. Given the significant extra labor costs for on-site staff (double time and one half, in accordance with the current, applicable Collective Bargaining Agreement for the site), and premium time charged by participating subcontractors, please confirm that these outages will occur <i>on the actual Federal holiday</i> for each of these outages each year.</p>	<p>Yes, this is correct.</p>
<p>24 Does “government-furnished equipment” include a man-lift or other equipment capable of reaching all rooftop units, security cameras, exterior lighting, etc., that is not otherwise accessible?</p>	<p>No. the Government will not furnish a man-lift or other equipment capable of reaching all rooftop units, security cameras, exterior lighting, etc., that is not otherwise accessible.</p>
<p>25 With respect to the security systems, review of the Equipment Inventory for each of the buildings at MCC appears not to include various items/components specifically associated with Level 5 Security Upgrades/Requirements. Will the government consider approval of pricing increases, based on equipments not currently</p>	<p>The inventory (Technical Exhibit 5) has been revised and is being issued under Amendment 0004.</p>

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listed, but which are identified during the Phase-In period?	
26 Given the volume of equipment, systems and components that associate with the SIMPLEX Security and Fire Alarm systems on site, the complexity of these systems, and the personnel certification requirements for their maintenance and repair, has the government established any minimum staffing requirements for critical Electronics Technician personnel?	No , the Government does not have a minimum staffing requirement for Electronics Technicians.
27 We would like to request a two (2) week extension for submission of our proposal for the subject solicitation. The current response date is May 17, 2004. We request that an extension be granted to change the response date to May 31, 2004. This request is based on the need for additional time to competitively acquire qualified subcontractors to participate in the proposal process.	The Government has decided to extend the proposal receipt date to May 28, 2004.
28 During the walk thru I noticed that majority of the contractors were large. Could this contract be set aside for small business? I feel there are enough small contractors that qualify to bid this but will not due to the large business.	No , past procurement history and market research efforts undertaken during the planning stages of this acquisition failed to establish a reasonable expectation that offers would be received from at least two responsible small business concerns.
29 Who is the current contractor of the Elevators?	UNICCO Government Services
30 Could we get a copy of the Seniority list so we could price this contract properly?	The Government does not maintain this type of information.
31 Are all buildings required to have 24 coverage? or can one man handle during off shifts?	Yes , all buildings require 24 hour coverage, 7 days a week, 365 days a year. A minimum of one supervisor (minimum journeyman level staff) shall be on-site at all times (24 hour per day, 7 days a week, 365 days a year) and a minimum of one electrician and the Project Manager shall be on-site from 7:30 AM to 4:00 PM M-F. The contractor will need to determine how much additional staffing is required to perform all work required by this contract.
32 During the walk through it sounded like there is more then one type of EMS system in place. If so which ones are they?	Johnson Controls and Trane at the Annex and Siemens at the Main MCC Building. There are also Liebert Controls for 109 computer room A/C units.

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33 Under PM L-3 Special lighting, What type of lights are these.	This type of lighting is typically found in auditoriums and lobbies and is usually over 12 feet above the finished floor level and may be recessed.
34 3.4.8 Special Testing: Are load banks available on-site that are needed to perform load tests for each of the RUPS modules and emergency generator sets?	The contractor shall provide load bank equipment for testing this equipment for the Annex generators.
35 5.4.2 Fuels: The statement of work mandates the contractor may be tasked to the COTR to test fuel oil deliveries to make sure they are in federal compliance before accepting fuel delivery. Can you provide the federal standard that is to be utilized? Is there a standard test kit? Does the government provide the kit? Is an independent testing laboratory required or will you accept the fuel oil supplier's certification for each load of fuel?	The Government will accept the fuel oil supplier's certification of this requirement. No independent testing laboratory is necessary. However, we would like the contractor to check the amount of water content is in the load before accepting the fuel.
36 3.17.2 Facility Outages Coordination: Historically, have the outages referenced required one or two weekends per season?	Two weekends.
37 3.16 As-Builts: Can you provide historical data pertaining to hours or number of projects requiring red-line drawings for the previous contract year?	The Government does not have historical workload data for this workload.
38 3.10.2 Existing Deficiency Inspection: According to the referenced paragraph, deficiencies discovered during the deficiency inspection that cost less than \$500 will be tasked to the in-coming contractor. For the purposes of bidding can a limit be established? The passing of deficiency corrections to the new contractor requires building a risk factor into the bid that passes on unnecessary additional costs to the government, and it also removes incentives for the existing contractor to continue with the PM program.	No , a limit will not be established. The threshold will remain at \$500.
39 3.9.1.2 Hazardous Waste Disposal: Please provide historical data pertaining to the annual amount and types of hazardous waste that is transported from your site.	The Government does not have historical workload data for this workload. However, the amount of waste should be in line with what contractors have experienced in other normal buildings, i.e., soiled rags, used grease and oil, ect...

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40 3.5.2 On-Shift Supervisors: This paragraph states the supervisors shall be journeyman level, while paragraph 3.10.1 indicates that supervisors should be foreman level. Please clarify.	The solicitation will be amended to change paragraph 3.10.1 of the SOW to require journeyman level.
41 3.4.8 Special Testing: Is eddy current testing on boilers required?	No , the solicitation has been amended to change paragraph 3.4.8 to require eddy current testing on chillers only. Boiler testing and PM requirements shall be performed in accordance with the approved GSA/IRS Guide Cards.
42 3.3.2.2 Service Call Reception After Normal Government Working Hours: Is the site Security Office the designated after-hours work reception spot, and if so will the Security Office provide a paper service ticket for tracking purposes?	Yes , after hours Service Call (SC) reception (5 PM to 7AM) will be performed by the IRS Security Office. No, the Security Office will not provide a paper service ticket. The Security Office will notify the contractor via telephone. The contractor will notify the Government SC Rep the next business day and the SC Rep will issue a written ticket for tracking purposes.
43 3.1.4, Equipment Checks: The table shown in 3.1.4 indicates checks to specific equipment are to be made three times daily. Are the checks mandated at three times per day over a twenty four hour period, i.e., once each 8 hour shift? Also, the staffing plan in Tab 8 indicates 24-hour coverage; is 24-hour coverage required seven days per week?	Yes , equipment checks on the items identified as 3X per day are to be completed once each shift. Also, see Item 31 above for staffing coverage requirements.
44 Amendment 3 of this solicitation contains revised Excel Price Proposal [spread] Sheets for cost proposal purposes. The Line Item entitled "ADDITIONAL SERVICES" on each tab of this Excel book requests Unit Pricing and Total Amounts for extra services to be provided by various labor categories. Some of the labor categories listed are inconsistent with crafts/trades listed in the collective bargaining agreement, which was incorporated into this solicitation by Amendment 2 (and thus would not match up with a DOL site-specific Wage Determination for this site). Accordingly, the following additional questions are submitted for clarification:	<ul style="list-style-type: none"> a. Crafts and trades not included in the Collective Bargaining Agreement should be priced in accordance with Wage Determination 1994-3017 (Revision 6) as incorporated under Amendment 0004. b. Yes. c. Yes, the Proposal Evaluation Sheets have been revised under Amendment 0004 to add this labor category.

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a. What is the collective bargaining agreement equivalent for the following crafts and trades, which are not included in the CBA:		
<ul style="list-style-type: none">○ Pipe Fitter?○ Plumber?○ Sheet Metal Worker?		
b. Is it reasonable to assume that "Laborer", as indicated in the Price Proposal Sheets, equates to "Maintenance Trades Helper" in the collective bargaining agreement?		
c. Should not there be listed, under "Additional Services", straight time and overtime lines for Electronics Technician?		
45	Regarding the equipment exceeding 5-horse power, please identify those pieces of equipment so we may be able to research energy efficiency issues.	An updated inventory with this information included will be provided at a later date. Since the BOP is now only suppose to be an example this info is not needed until the phase-in period.
46	Who is the manufacturer of A5's and do they contain humidification units?	Annex is Liebert and the Main MCC building is Compu-Aire
47	Who is the manufacturer of C4 and C8?	Siemens
48	Who is the manufacturer of F14 thru F17?	Simplex
49	Are all T3 tanks above ground and accessible?	Yes. Thee T3 tanks are above ground day tanks for the generators. The T4 tanks are below ground fuel oil storage tanks.
50	What is the size/gallon capacity of the T3 and T4 fuel tanks?	The T-3 tanks are underground fuel oil storage tanks @ 25,000 gallons each and the T-4 tanks are above-ground day tanks for emergency generators @ 2,000 gallons each

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51 Please clarify since the government is providing the CMMS system, will the government also provide the PC and printer to support this system or is contractor to provide?	CMMS hardware and software are Government furnished.
52 3.1.4, Equipment Checks, (Tours): Are equipment checks specific to heating and air conditioning seasons with required checks for operational equipment only?	The checks are required for all equipment that is operating.
53 Has anything been done at the facility to stop the settlement of the 2nd floor that is causing strain on some of the pipes, hangars, couplings, etc?	Yes , all piping and equipment has been or will be adjusted and new flex couplings installed to the original construction specifications before the contract takes effect.
54 Have the deficiencies associated with the cooling towers being out of alignment been corrected?	The Government is still researching this answer.
55 Have the boiler control problems associated with the Superior boilers been corrected? (Original controls were not Superior controls and they were not compatible with the boilers.)	Yes , the MFG's controls are being used to control all boiler functions. The BAS system functions for monitoring purposes only.

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56	Have there been any actions performed that would reduce the need for additional preventive maintenance (cleaning chiller tubes, exercising valves more often, etc.) because the amount of limestone in the water results in excessive scale build-up? For example, if the valves are not exercised between the heating to cooling seasons, they may not close and would have to be torn apart and cleaned to make them operational.	Yes, we now treat all city water with a softener and the system is in good shape overall.
57	The following questions pertain to the chilled water system: a. How many towers are there and what is the name of the manufacturer? b. Are the towers galvanized? c. What is the average load on the chillers? d. What are the hours of operation of the chillers? e. What is the condenser system volume? f. What are the cooling tower dimensions? g. What type are the pumps and controller?	a. Baltimore Air Coil at the main MCC building and Evapco at the Annex building b. Yes, but two of the 3 towers at the annex will be replaced before the contract starts with stainless steel towers c. Info no available d. 24X7X365 e. Info not available f. Info not available; however, contractors can come on-site and take measurements themselves. g. The Government is still researching this answer.
58	The following questions pertain to the closed water system: a. What is the volume of the system? b. What is the average yearly or daily makeup to the system? c. What is the current treatment?	a. This info is unavailable b. This info is unavailable c. This info is unavailable
59	The following questions pertain to the boilers: a. Are the boilers hot water boilers or steam boilers? b. If they are steam boilers, what is the average steam generation per year? c. What is the average percent of condensate return? d. Do you have softened make-up? e. Do you have de-alkalizers? f. What is the average feedwater temperature? g. Do you have automatic blowdown control?	a. Hot water b. N/A c. N/A d. Yes e. Yes f. This info is unavailable g. Yes

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60	The equipment list shows that there are elevators in the building, but does not list the type or the manufacturer of the elevators.	The manufacturer is Dover Elevator. They are hydraulic elevators.
61	Have the deficiencies associated with the cooling towers in the main building being out of alignment been corrected?	Yes, the cooling towers have been re-leveled.
62	What type of pumps and controller are used for the chemical treatment systems for the boilers, chillers, and closed loop systems?	Each contractor should put together a complete water treatment program including the types of pumps and chemical feed equipment that will be needed with their own particular chemicals. The existing type of equipment may not work with a different program.

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63	I happen to notice only rotary units in the scope (Piller UBII). I was under the impression that there were several other UPS manufactured equipment (MGE, Powerware) at the site as well. Are they not in this bid? I appreciated your time with this matter.	There is one static Liebert Static UPS system and it is shown in the inventory under guide card # E-60.
64	I would strongly recommend that IRS consider postponing the proposal submission date in response to subject RFP, for all bidders, by two additional weeks, to June 11, 2004. The added time is necessary if we, and all other prospective bidders, are to do a credible job of responding fully to these requirements; various components of this RFP require development of considerable detail in both technical and cost response submittals. In addition, the Past Performance Questionnaires sent to our other clients/potential references require detailed responses as well, and I think IRS will be better served, and get more meaningful responses, if additional time is allotted for questionnaire completion.	After careful review, it has been decided that we are unable to further extend the due date for offers. This decision is based on our need to ensure the continuation of uninterrupted services coupled with the amount of time it will take to complete the procurement process and background investigations of contractor employees. Any further extension of the due date will not permit contract award
65	Would also reiterate the recommendation to adjust the due date for proposals, perhaps not by two weeks, but certainly by one week, to insure you get optimum responses from all the players. I understand the rationale for IRS's response to the last recommendation, but this is just a suggestion.	As explained in Item 64, continuity of uninterrupted services is imperative as the operations of MCC are critical to the IRS Mission. As such, the award schedule is extremely time-sensitive. Given the amount of time it will take to complete the procurement process and conduct background investigations of contractor employees, the due date for proposals cannot be extended without jeopardizing our ability to award the contract in sufficient time to allow the successor contractor to begin phase-in services on September 1.
66	In Volume II, Corporate Experience and Past Performance Information, the page limit is 10. Does that include forms 3A, Experience Summary Sheet, or may we include 10 pages of text in addition to the forms?	The 10 page total includes Attachment 3a.